

Lovat Cottage

GREAT NORTH ROAD, MUIR OF ORD, HIGHLAND, IV6 7SY



A charming three-bed Highland retreat with modern comforts, a guest cabin, and serene gardens, perfect for families, creatives, or tranquil living seekers



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Welcome to Lovat Cottage, a charming three-bedroom detached single-storey home set in the peaceful surroundings of Muir of Ord. This delightful property offers the perfect blend of comfort, character, and versatility, making it ideal for families, couples, or anyone seeking a tranquil lifestyle with added potential.

THE LOUNGE



Inside, you'll find a warm and inviting lounge complete with a wood-burning stove, perfect for cosy evenings in. The lounge flows naturally into the open-plan kitchen, equipped with an integrated AEG double oven and dishwasher, making it a practical and stylish space for cooking and entertaining.

THE KITCHEN





The cottage features three bedrooms, including one generously sized primary double and two slightly smaller rooms that can easily serve as children's bedrooms, guest rooms, or a home office. A family bathroom with a full bath suite and a separate utility room adds to the functionality of the home. The loft is half-floored, providing an excellent storage solution without compromising on living space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Outside, the property continues to impress. A detached home cabin offers two bedrooms, a kitchen, and a shower room, an ideal space for hosting guests or creating a potential income stream, subject to the appropriate licensing. Additionally, a spacious summerhouse-style building serves as a fantastic outdoor office, gym, studio, or simply a serene spot to relax and enjoy the garden. The gated entrance opens to a private driveway, offering security and ample parking.

THE CABIN & SUMMER HOUSE

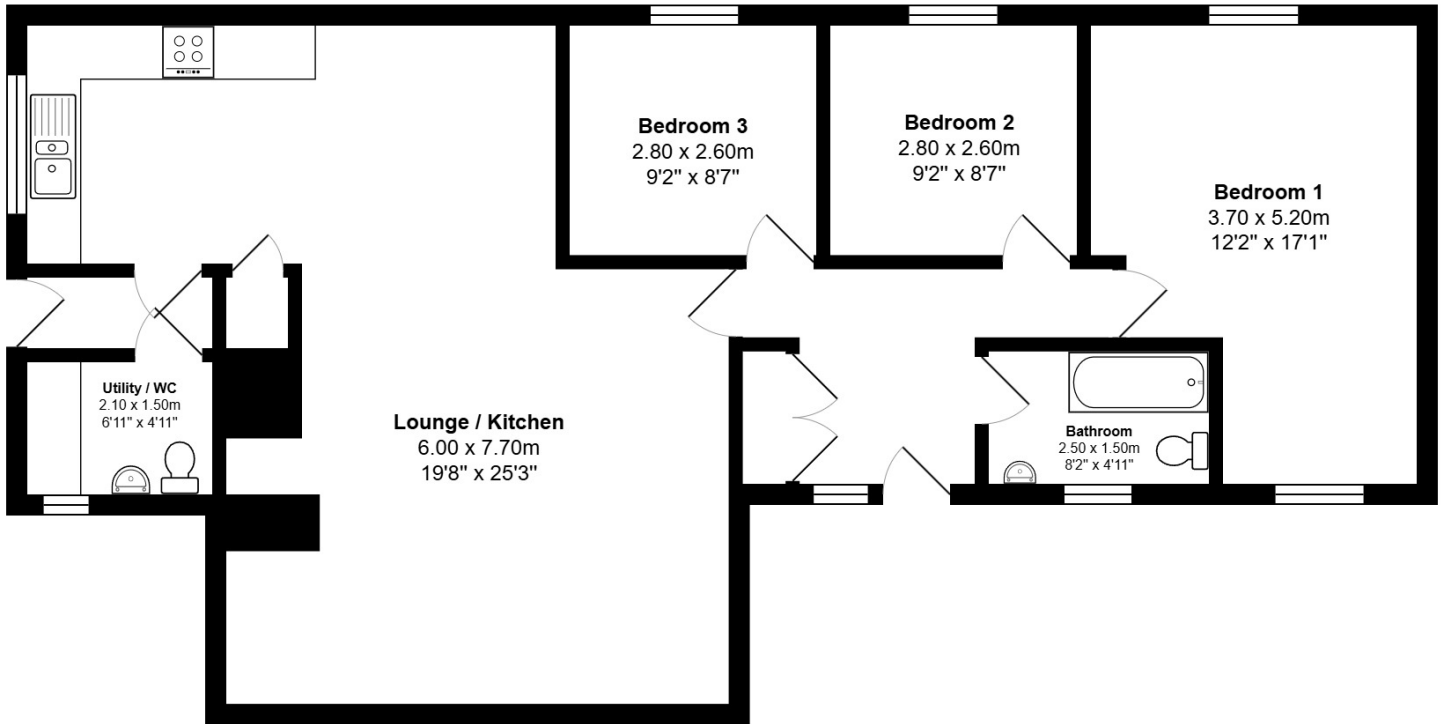


EXTERNALS



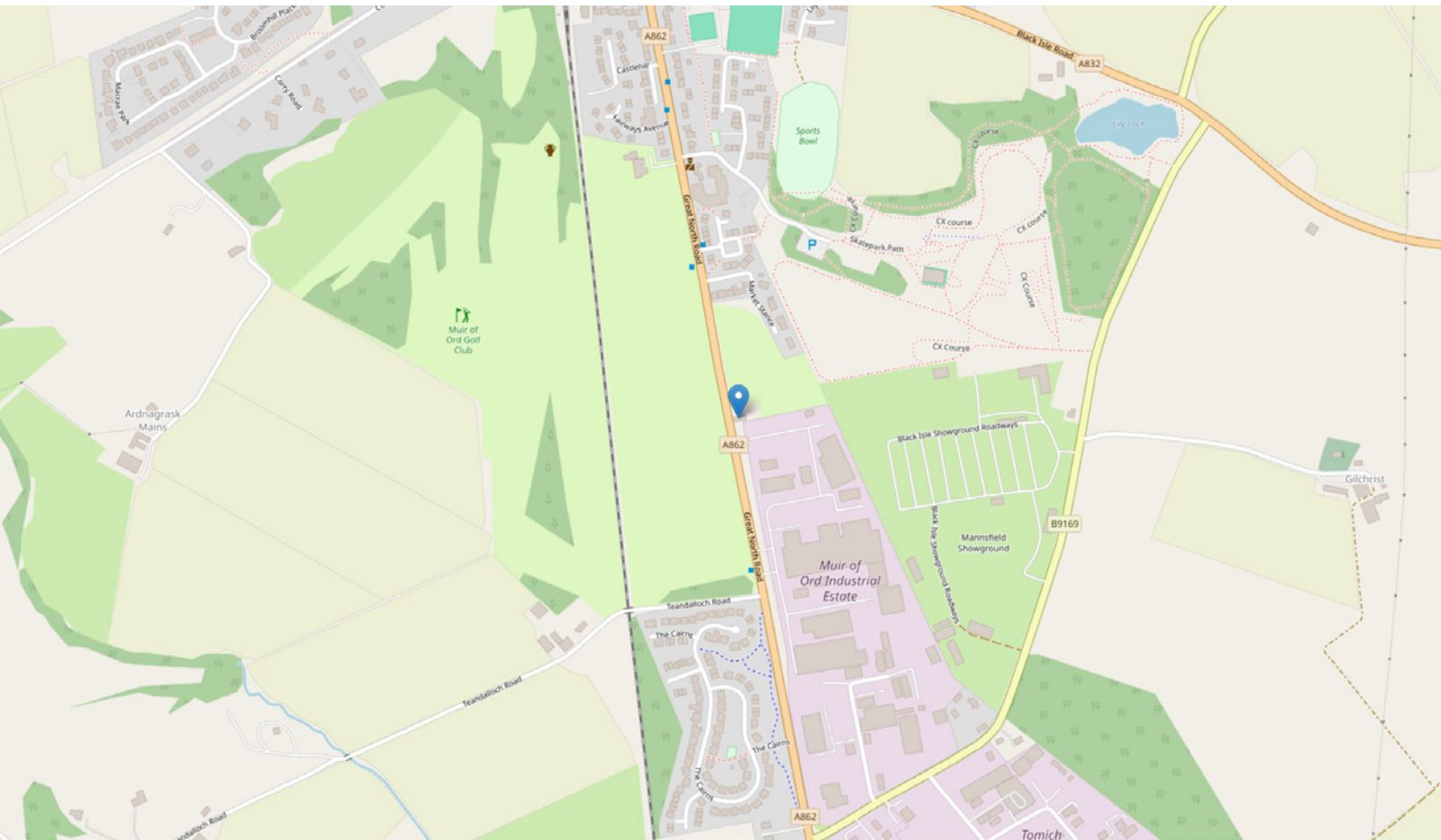
Lovat Cottage is a rare find, offering a mix of traditional charm, modern conveniences, and endless possibilities. Whether you're looking for a peaceful retreat or a property with potential to grow, this Highland gem has it all.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 92m² | EPC Rating: D



THE LOCATION

Lovat Cottage is located in the charming Highland village of Muir of Ord. Ideally positioned for both convenience and tranquillity, the property is within easy walking distance of local amenities, including a supermarket, primary school, train station, and a range of independent shops, cafes, restaurants, and an award-winning bakery.





Muir of Ord is well-served by regular bus and train connections to Inverness and Dingwall, making it an excellent base for commuting or exploring the wider Highlands. Leisure opportunities are plentiful, with scenic walking routes, renowned salmon fishing on the River Beauly, Muir of Ord Golf Club, and the famous Singleton Distillery all nearby. The village is also home to the Black Isle Showground, which hosts one of Scotland's largest agricultural events as well as various year-round activities.

Secondary education is available in nearby Dingwall, approximately 6 miles away, while the city of Inverness lies around 12–13 miles to the south. Inverness offers a full array of city facilities, including extensive shopping, dining, and cultural attractions, along with excellent road, rail, and air links to destinations across the UK and beyond. Inverness Airport, located at Dalcross, is just 20 miles from Muir of Ord.



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